

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JANUARY 6, 2005
(Approved February 3, 2005)

The Planning Commission held their workshop meeting on Thursday, January 6, 2005. Present for the meeting were Roy Kolb, Harold Kulp, Constance Megay, Walter Woessner, and Lance Parson.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited. Mr. Kulp welcomed new Planning Commission Member, Lance Parson.

1. CALL MEETING TO ORDER

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited. Mr. Kulp welcomed new Planning Commission Member, Lance Parson.

2. MINUTES

Mr. Woessner moved to approve the minutes of the December 15, 2004 monthly meeting as presented. Mrs. Megay seconded the motion. The motion carried unanimously.

3. CITIZENS COMMENTS

There were no citizen comments.

4. MUNICIPAL ORDINANCES

The Planning Commission reviewed the draft notice of development ordinance dated November 11, 2004 prepared by The Grafton Association. The following changes were recommended.

Section 300.E should be 301.E per the published/codified Subdivision and Land Development Ordinance. Paragraph 300.E.1 per the existing wording it appears that a sign is only required for a Preliminary Plan.

There is no time identified for sign placement. Ten (10) calendar days should be added like in 300.E.5 for the Preliminary Plan.

Section 300.E.2: A Return Receipt Requested type of mailing is recommended to ensure proper notification.

Section 300.E.3: Change "...the parcel number..." to "...the parcel number(s)..."

Section 300.E.4: "...shall include those opposite a street, railroad, watercourse or similar feature..." does not appear to add anything and should be deleted and the paragraph reworded.

Section 300.E.5: The Planning Commission recommended to limit the number of signs on any tract to two (2). The Planning Commission noted an example, Snowden Village I, II, III, IV would have had nine (9) signs posted during its planning phase.

Section 300.E.5: The Planning Commission recommended verbiage be added to note a permit shall be obtained for the sign(s) and the Permit Officer will determine the sign location when the sign permit is issued.

Section 300.E.5.a: The Planning Commission recommended that corner lots less than 4 acres (instead of 1) may have only one sign.

Section 300.E.5.c: The Planning Commission recommended that the next to the last sentence be modified to include a time. Also, "The applicant shall be responsible for cleaning or replacing any sign that has been defaced..." is recommended to be changed to "The applicant shall be responsible for cleaning or replacing, within 10 days of notification, any sign that has been defaced..."

The Planning Commission recommended deleting the drawing at the end of the notification ordinance.

5. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

Mr. Woessner presented the draft 2004 annual report for review by the Planning Commission.

6. ADJOURNMENT

Mrs. Megay moved to adjourn the workshop meeting at 8:00 p.m. Mr. Woessner seconded the motion. The motion carried unanimously. The next meeting is scheduled for January 19, 2005.

Respectfully submitted,

Bonnie L. Frisco
Secretary